

AGENDA
REGULAR MEETING
BROOKFIELD ZONING BOARD OF APPEALS
Monday, August 5, 2013 - 7:00 p.m.
MEETING ROOM 133 – TOWN HALL 100 POCONO RD

1. Convene meeting
2. Review Minutes - 7/1/13
3. Review Correspondence:
 - a. **Minutes of other Boards and Commissions: Zoning Commission** 6/13/13, 6/27/13, 7/11/13; **Inland Wetlands Commission** 6/24/13, 7/8/13; **Planning Commission** 6/20/13, 7/11/13; **Zoning Sub-Committee**
 - b. Legal Briefings for Building Inspectors: June 2013, July 2013
4. **PUBLIC HEARINGS – 7:00 p.m.**
 - a. **28 Twilight Lane #201300635: Variance requested: §242-402A – 4.5’ structure to center of road for front concrete steps to a proposed new single family residence** (*ph close date 9/8/13*)
 1. Map titled “Septic System Design” prepared by CCA, LLC dated 12/14/07 revised thru 6/21/13 – sheet 1
 - b. **4 & 16 Elbow Hill Road #201300634: Variance requested: §242-501 – 19’ building height and §242-502 D(2) h(3) – 2,000 square feet for a new boat storage building** (*ph close date 9/8/13*)
 1. “Site Plan” map prepared by CCA, LLC dated 5/24/13 – sheet S1
 - c. **12 Pocono Ridge Road #201300663: Variance requested: §242-402A – 41’ structure to center of road for a deck** (*ph close date 9/8/13*)
 1. “Zoning Location Survey” prepared by Brautigam Land Surveyors, P.C. dated 11/30/12
 - d. **108 North Lake Shore Dr #201300661: Variance requested: §242-402A – 2’ structure to rear lot line, §242-402A - .7% of lot coverage for a deck modification and landscaping** (*ph close date 9/8/13*)
 1. “Property & Topographic Survey” prepared by CCA, LLC dated 12/16/12 – sheet 1 of 1
 2. “South & East Elevations” prepared by Partners Stoll & Stoll Architects dated 6/17/13 – sheet A5
 - “North & West Elevations” dated 6/17/13 – sheet A6
 3. “Map Cover Sheet – List of Drawings” prepared by Studer Design Associates, Inc. dated 6/20/13
 - “Existing Conditions / Demolition Plan” dated 6/20/13 – sheet LA-1
 - “Site / Layout Plan” dated 7/17/13 – sheet LA-2
 - “Grading / Sediment And Erosion Controls Plan” dated 6/20/13 – sheet LA-3
 - “Planting Plan” dated 6/20/13 – sheet LA-4
 - “Landscape Lighting Plan” dated 6/20/13 – sheet LA-5
 - “Site Details” dated 6/20/13 – sheet LA-7

- “Construction Notes And Specifications” dated 6/20/13 – sheet LA-7

5. Tabled Items:

6. New Business:

a.

7. Informal Discussion:

8. Adjourn

****Next meeting Scheduled for September 9, 2013****